

093.0

0004

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

667,800 / 667,800

USE VALUE:

667,800 / 667,800

ASSESSED:

667,800 / 667,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		OVERLOOK RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MELTZER COLIN &	
Owner 2: GRAY-MELTZER LYNN	
Owner 3:	

Street 1: 97 OVERLOOK ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MAXWELL JOSEPH A/D ONDRIA L -

Owner 2: -

Street 1: 97 OVERLOOK ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 6,624 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Asbestos Exterior and 1302 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6624		Sq. Ft.	Site		0	70.	0.93	5									433,105						433,100	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										60418
										GIS Ref
										GIS Ref
										Insp Date
										07/17/17

!7615!

## USER DEFINED

Prior Id # 1:	60418
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:14:03
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID										
093.0-0004-0016.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,000	0	6,624.	433,100	668,100	668,100	Year End Roll	12/18/2019
2019	101	FV	200,400	0	6,624.	439,300	639,700	639,700	Year End Roll	1/3/2019
2018	101	FV	200,400	0	6,624.	327,900	528,300	528,300	Year End Roll	12/20/2017
2017	101	FV	200,400	0	6,624.	297,000	497,400	497,400	Year End Roll	1/3/2017
2016	101	FV	200,400	0	6,624.	284,600	485,000	485,000	Year End	1/4/2016
2015	101	FV	189,300	0	6,624.	241,300	430,600	430,600	Year End Roll	12/11/2014
2014	101	FV	189,300	0	6,624.	228,900	418,200	418,200	Year End Roll	12/16/2013
2013	101	FV	189,300	0	6,624.	217,800	407,100	407,100		12/13/2012

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
MAXWELL JOSEPH	64445-175		10/31/2014		499,000	No	No				
KIRBY THOMAS M	48056-448		8/25/2006		458,500	No	No				
MCCUNE MICHAEL/	28679-356		6/8/1998		234,000	No	No	Y			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2019	423	New Wind	16,400	C				
7/18/2016	993	Add Bath	35,900		7/18/2016			Remove existing po
4/7/2015	291	Solar Pa	9,000					
11/10/2014	1522	Alterati	7,600					Remove support wal

## ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2017	Meas/Inspect	DGM	D Mann
5/27/2015	Permit Insp	PC	PHIL C
4/2/2009	Meas/Inspect	372	PATRIOT
12/7/2006	MLS	MM	Mary M
4/1/2000	Inspected	197	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M
Sign:	VERIFICATION OF VISIT NOT DATA		

